Final for Publication

**17-13-0303-C(1) Substitute Type 1 Narrative & Plans – 1073 West Polk Street, Chicago, IL**

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,400 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to develop the subject property with a new three-story residential building containing three (3) dwelling units. The proposed building will measure 36.6 ft. in height. The residential building will be supported by two (2) off-street parking spaces at the rear of the lot. In conjunction with Type 1 zoning change application, the Applicant is seeking a Variation as per the Chicago Zoning Code, Section 17-13-0303-D, to reduce the number of required off-street parking spaces from three (3) parking spaces to two (2) off-street parking spaces.

(A) The Project's Floor Area Ratio: 4,080 square feet (1.7 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 800 square feet per D.U. (3 residential units proposed)

(C) The amount of off-street parking: 2 parking spaces

*Pursuant to Section 17-13-0303-D, the Applicant is seeking a Variation to reduce the number of required parking spaces from three (3) parking spaces to two (2) off-street parking spaces.

(D) Setbacks:

| | | |
|---|---|---|
| a. | *Front Setback: | 4 feet |
| b. | Side Setbacks: | |
| | West Side: | 3 feet |
| | East Side: | 2 feet |
| c. | *Rear Setback: | 18 feet |

**Pursuant to Sec. 17-13-0303-D, the Applicant is seeking Variations to reduce the required front setback to 4 feet and reduce the required rear setback to 18 feet. The Applicant is also seeking to reduce the Rear Yard Open Space total to zero.*

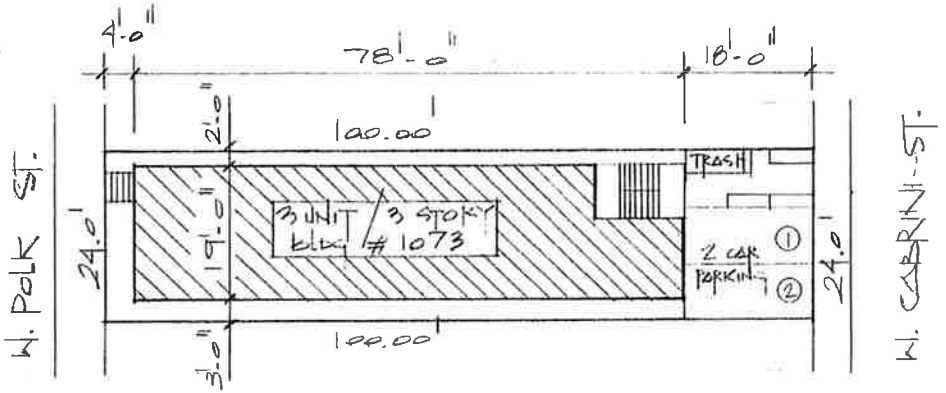
(E) Building Height: 36.6 feet

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024

| ZONING INFORMATION | |
|---|---|
| LOT AREA | 24' x 100' = 2,400 S.F. |
| F.A.R. RM-4.5 | 1.7 |
| MAX. BUILDABLE | 4,080 S.F. |
| BASEMENT | 0 S.F. |
| 1ST FLOOR | 1,358 S.F. |
| 2ND FLOOR | 1,358 S.F. |
| 3RD FLOOR | 1,358 S.F. |
| TOTAL | 4,074 S.F. |

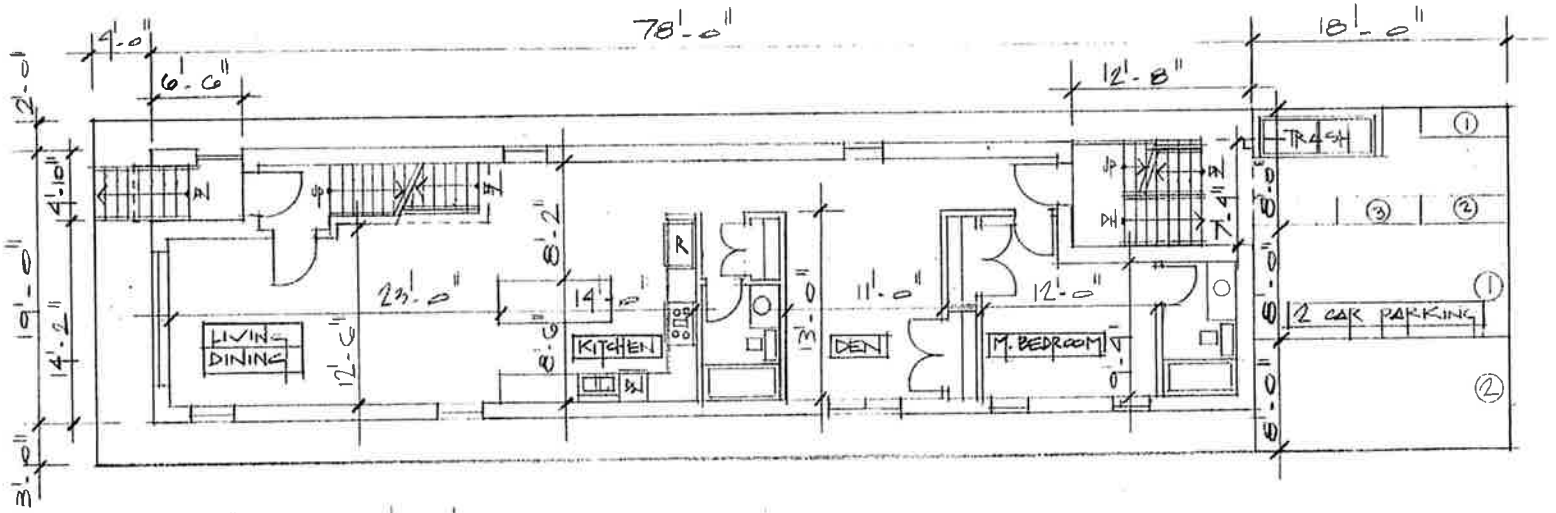



SITE PLAN
1/16" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024

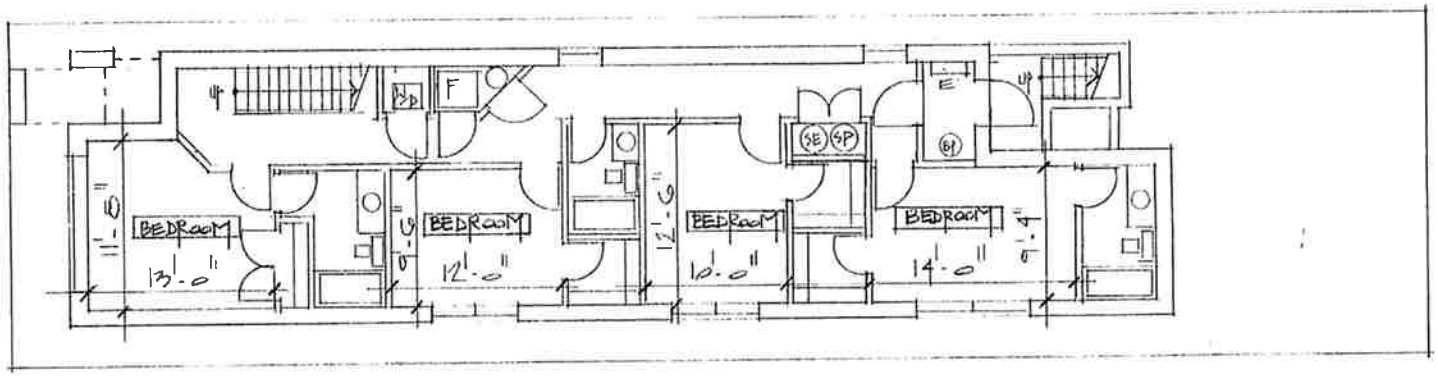



1ST Floor PLAN 1,358 S.F.
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024

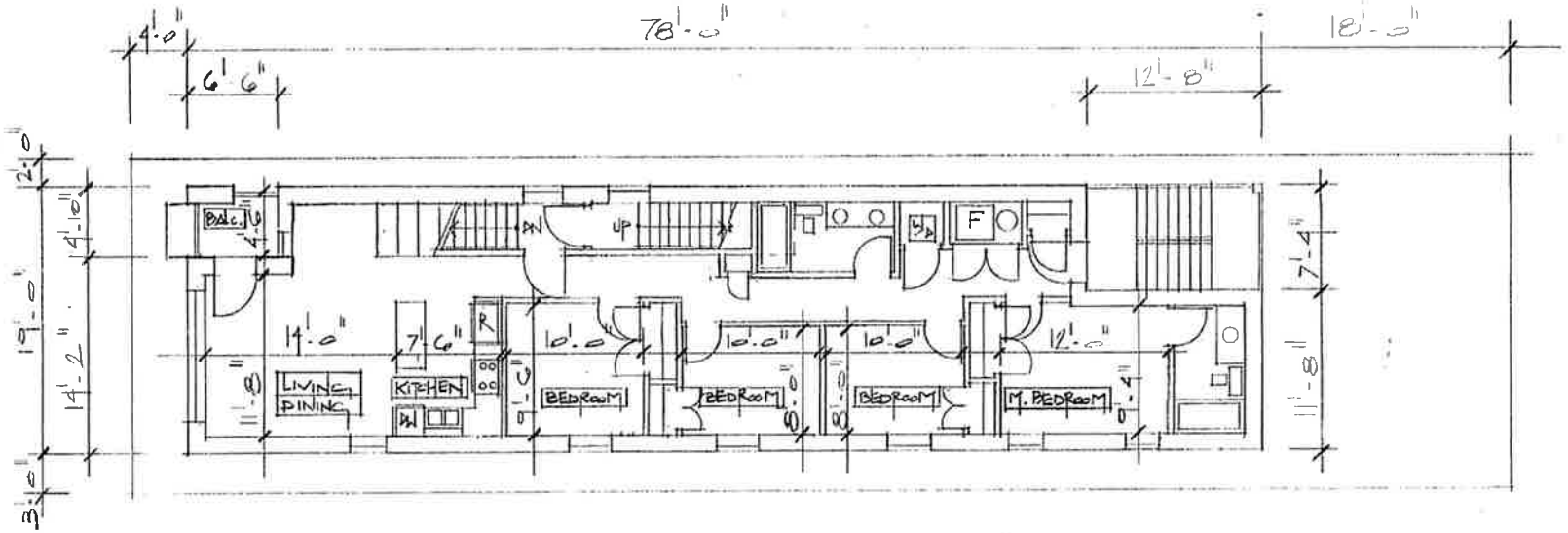



BASEMENT FLOOR PLAN
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024

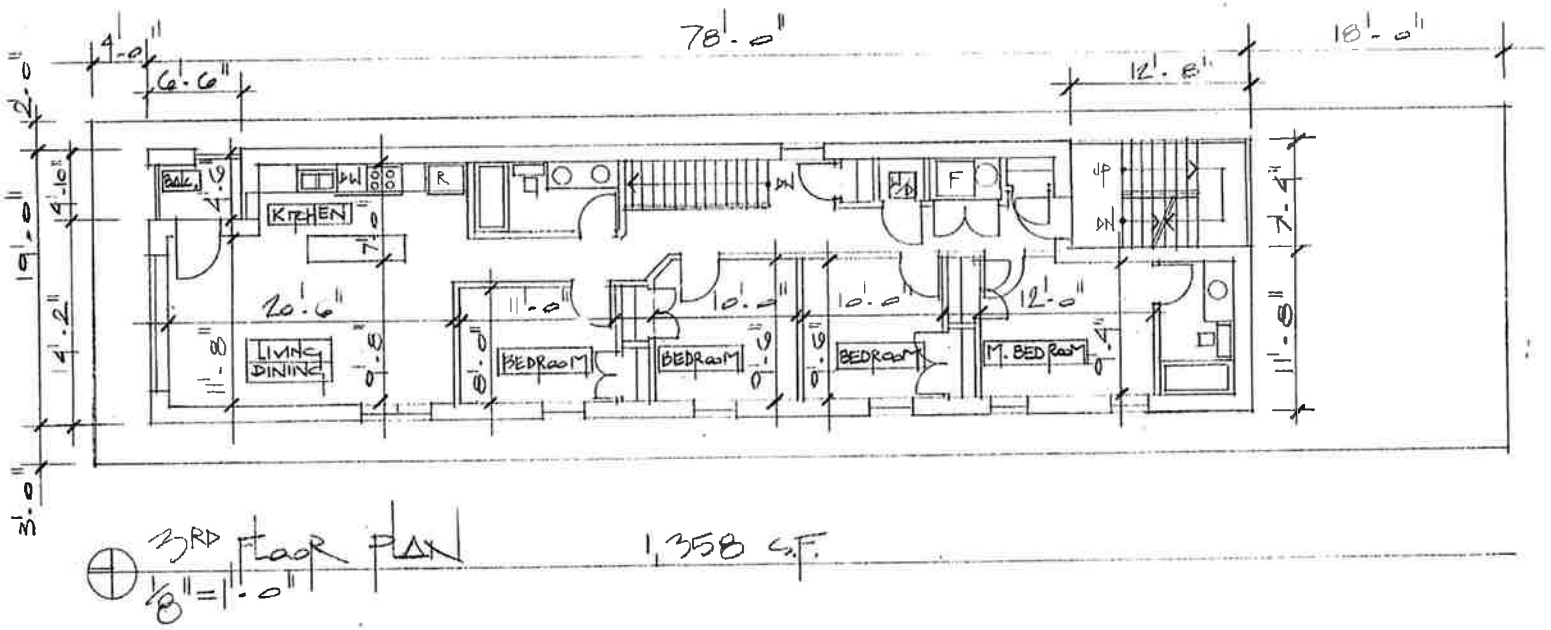



2nd Floor Plan 1,358 S.F.
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024

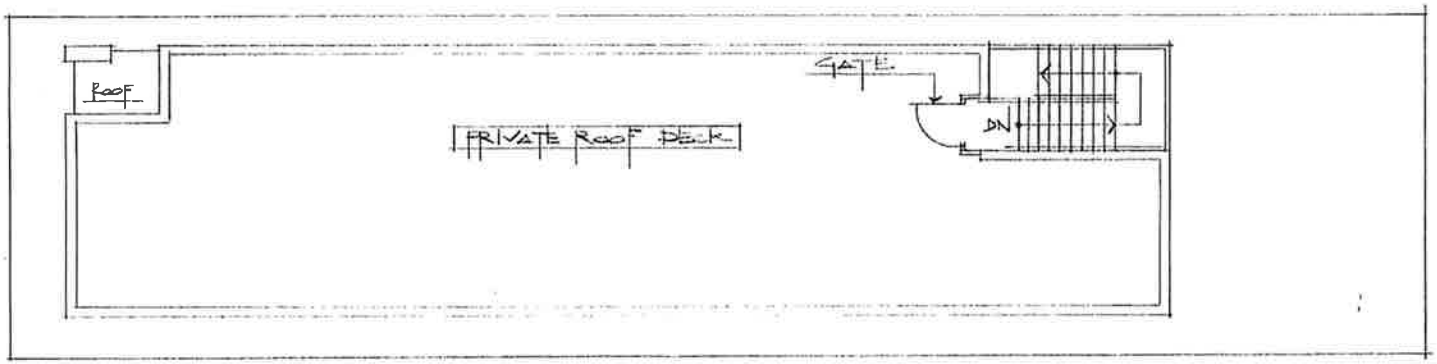



3RD FLOOR PLAN 1,358 S.F.
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024

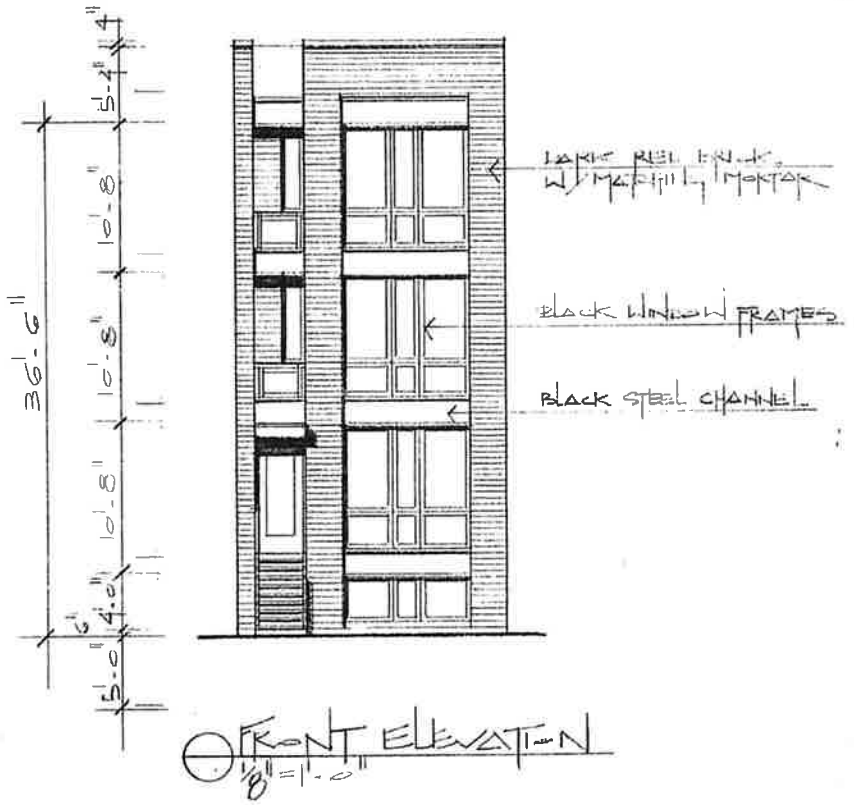



ROOF PLAN
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024

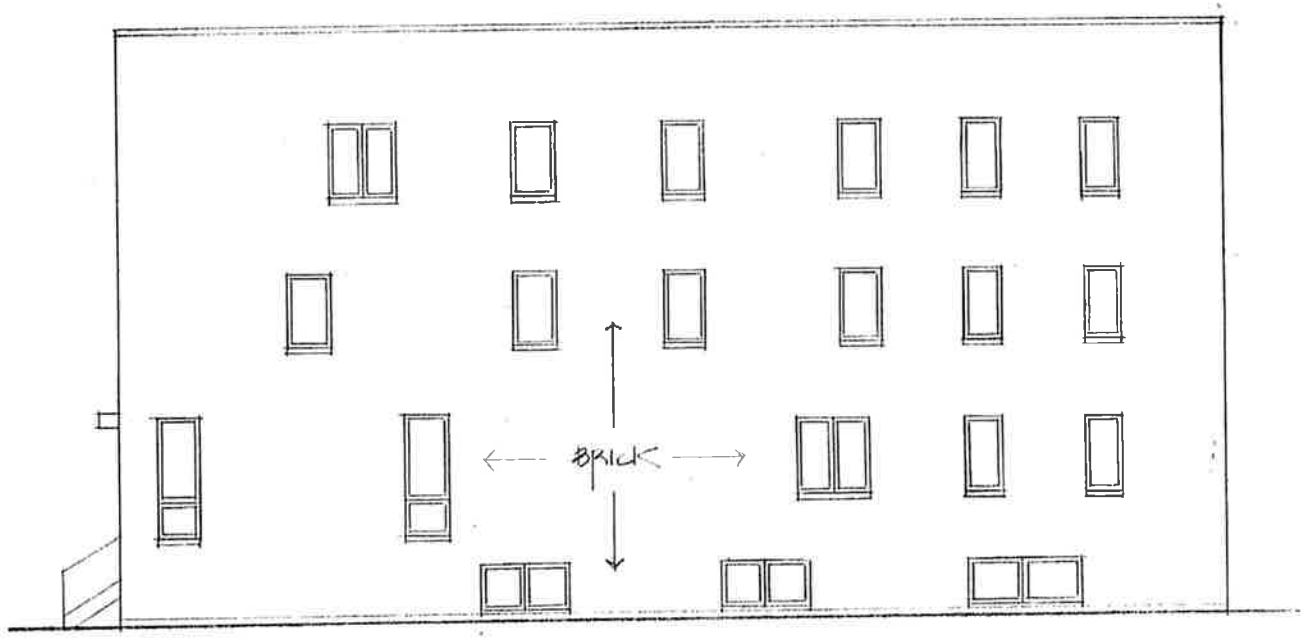



FRONT ELEVATION
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024

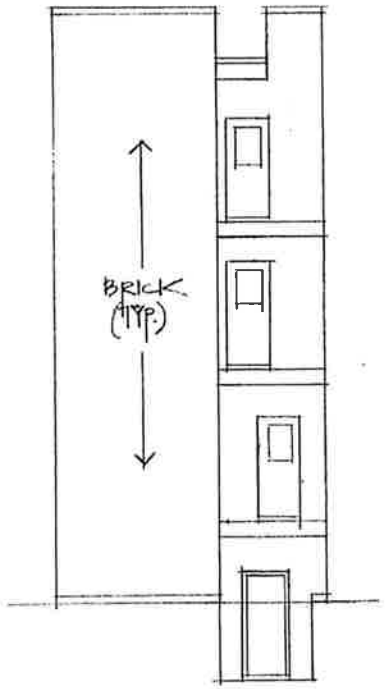



WEST ELEVATION
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024

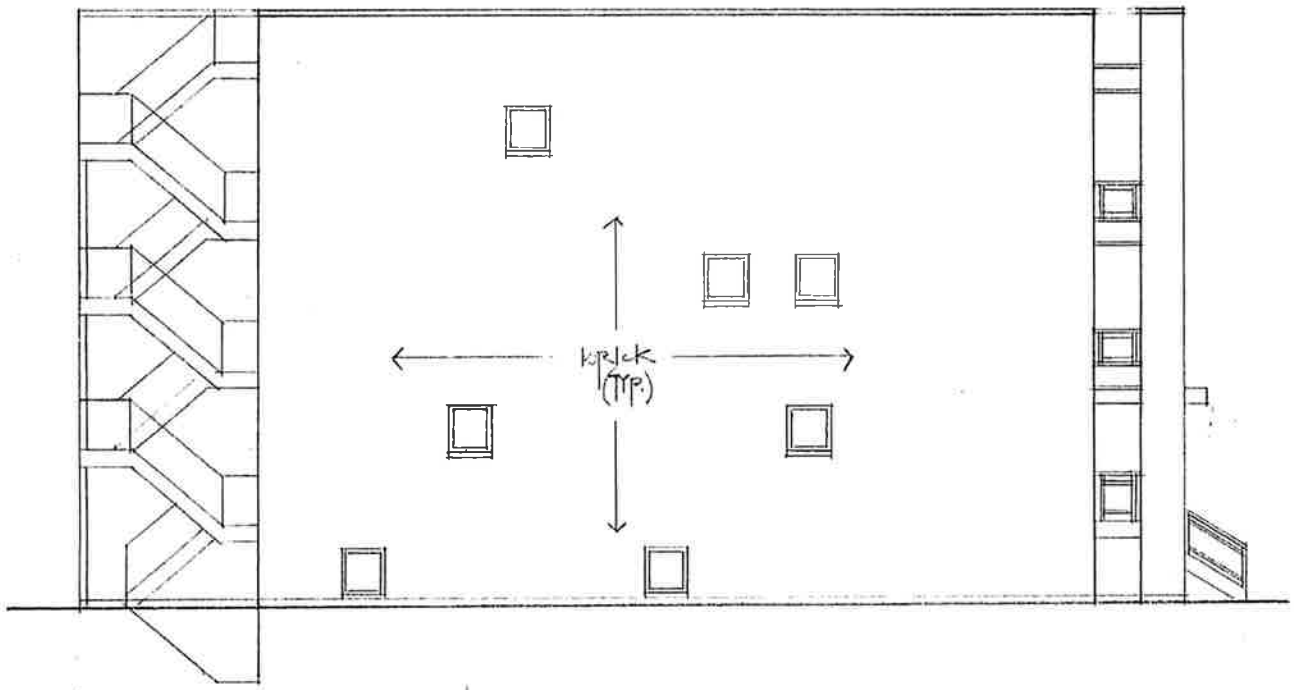



REAR ELEVATION
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024

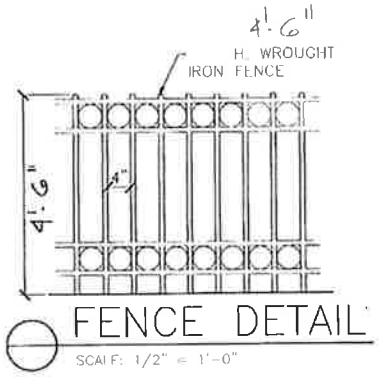



EAST ELEVATION
1/8" = 1'-0"

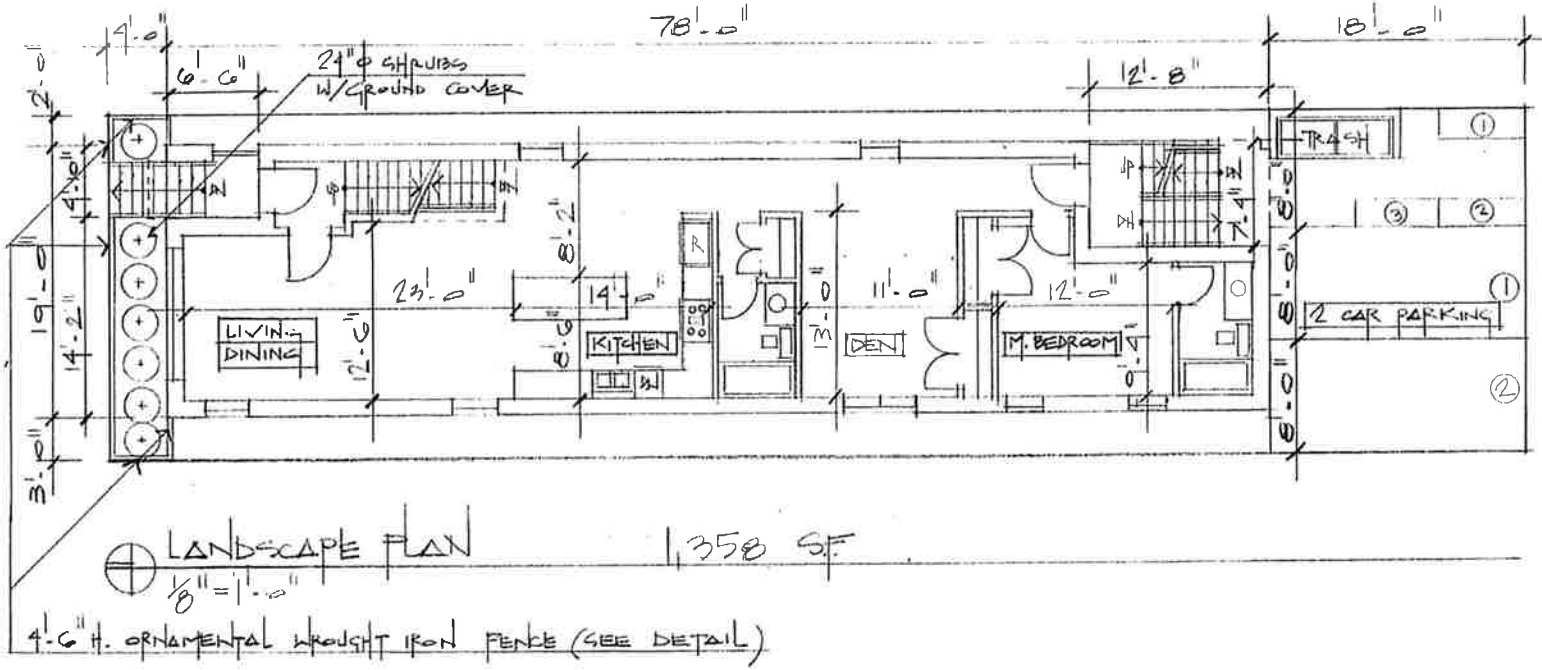
Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024




FENCE DETAIL
SCALE: 1/2" = 1'-0"




LANDSCAPE PLAN 1,358 S.F.
1/8" = 1'-0"

4'-6" H. ORNAMENTAL WROUGHT IRON FENCE (SEE DETAIL)